

A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION

SECTION 1: Except as otherwise indicated, all section and chapter references contained in this Supplemental Document are to the Uniform Administrative Code, 1997 Edition.

SECTION 2: Certain provisions of this code may be parallel or similar to provisions of the International Building Code, 2003 Edition; International Residential Code, 2003 Edition; the Uniform Plumbing Code, 2000 Edition; the Uniform Mechanical Code, 2000 Edition; the National Electrical Code, 2002 Edition; or other similar code adopted by the City. The provisions of this Code and the provisions of the other referenced codes shall be applied to the extent possible. The Building Official shall have the discretion, in the interest of convenience for the City or the public, to apply the provisions herein or corresponding administrative provisions in any of the above-referenced codes. In the event of any conflict in administrative provisions, the provisions of Section 104 of this Code shall govern, unless otherwise deemed appropriate by the Building Official. Unless otherwise specified, the term “Department” refers to the department of the City charged with the enforcement of the codes referred to in this Section, and the term “Director” refers to the director of that department.

SECTION 3: Section 202 is hereby amended by deleting Subsection 202.6 and substituting therefor a new Subsection 202.6 reading as follows:

202.6 Authority to Disconnect Utilities. The Building Official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by this Code or by the technical codes, in case of emergency, where the building, structure or equipment is hazardous to life or property. The Building Official shall whenever possible notify the serving utility, the owner and the occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify in writing the utility, owner and occupant of the disconnection immediately thereafter. Such disconnection is also authorized in cases where a building or structure has been constructed, remodeled, repaired, energized or occupied in violation of this Code or any of the technical codes; provided, however, that notice and an opportunity for informal hearing shall first be afforded the owner and occupant.

SECTION 4: Section 204 is hereby deleted in its entirety and a new Section 204, consisting of Subsections 204.1 and 204.2 is substituted therefor, reading as follows:

SECTION 204 Appeal Procedures

204.1 Administrative Appeal. Whenever an actual or potential violation of any of the technical codes or this Code is identified by staff of the Department, either at the plan review stage or during construction, and the permittee or permit applicant desires administrative appeal of the conclusion or decision, based upon code interpretation or hardship, the permittee or applicant may obtain such review from the Building Official’s Hearing Committee. The Committee shall consist of:

- The Director, a Deputy Director, or another designee.
- An Inspection Supervisor or the Supervisor's designee.
- The Plans Examination Supervisor or the Supervisor's designee.
- Additional inspectors or technical persons, at the Director's discretion.

An application for administrative appeal shall be filed on forms made available by the Building Official and must be filed no later than 4:30 p.m. on the day preceding the appeal meeting to be held that week. The application should contain sufficient information to enable the Committee to perform its review. A filing fee of one hundred dollars (\$100.00) will be charged for each appeal. The Committee will meet within eight (8) days after an application has been properly filed, with notice thereof to the applicant. The applicant may, but is not required to, attend the hearing. The decision of the Committee shall be made by the Director or his designee, after receiving input from other Committee members. An applicant who is aggrieved by the Committee's decision may appeal that decision in accordance with Subsection 204.2 of this Section.

204.2 Appeals to City Council.

1. Right of Appeal. The City Council of the City of Las Vegas is hereby designated as the board of appeals to hear and decide appeals where it is alleged by an aggrieved party that there is an error in any order or decision made by the Building Official in the enforcement of this Code or the technical codes, or an error in any decision of the Hearing Committee pursuant to Subsection 204.1.

2. Manner of Appeal. An appeal may be initiated by filing with the Building Official, within 20 days after the Building Official's order or decision, a written appeal containing:

- a. A heading in the words: "Before the City Council of the City of Las Vegas";
- b. A caption reading "Appeal of" followed by the names of all appellants participating in the appeal;
- c. A brief statement setting forth the legal interest of each of the appellants in the building or land involvement in the decision or order;
- d. A brief statement in ordinary and concise language of the specific decision or order protested;
- e. A brief statement in ordinary and concise language of the relief sought, such as that the order or decision should be reversed or modified; and

f. A statement setting forth the legal or equitable basis of the relief sought by the appellant.

3. Processing of Appeal. Upon receipt of any appeal filed pursuant to this Subsection, the Building Official shall present it at the next available regular or special meeting of the City Council for the setting of a hearing date.

4. Appeal Hearing Date. Upon receiving a written appeal, the City Council shall fix a date, time and place for the hearing of the appeal by the Council. The date shall be not less than 21 days nor more than 60 days from the date the appeal was filed with the Building Official. Written notice of the time and place of hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the Building Official, either by causing a copy of the notice to be delivered to the appellant personally or by certified mailing postage prepaid, addressed to the appellant at the address shown on the appeal documents.

5. Waiver. Failure of any person to file an appeal in accordance with the above provisions shall constitute a waiver of the right to an administrative hearing and adjudication of the decision or order of the Building Official.

6. Issues Considered. Only these matters or issues specifically raised by the appellant in the written appeal shall be considered on the hearing of the appeal.

7. Vote. A majority vote of the City Council shall be necessary to reverse or modify any order or decision of the Building Official.

SECTION 5: Section 301 is hereby amended by deleting Subsection 301.1 and substituting therefor a new Subsection 301.1 and a new Subsection 301.1.1, reading as follows:

301.1 Permits Required. Except as otherwise specified in this Section, no building, structure, building service equipment or onsite improvement regulated by this Code or any of the technical codes shall be erected, constructed enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate, appropriate permit for each building, structure, building service equipment or onsite improvement has first been obtained from the Building Official. If work is commenced before a necessary and appropriate permit for the work has been obtained, the Building Official is authorized to charge an additional fee in the amount of the building permit fee (i.e., a double fee).

301.1.1 Licensing Requirements. No building permits shall be issued for building work that is required to be performed by a licensed contractor under NRS Chapter 624 unless the applicant is appropriately licensed by the State of Nevada and is licensed to do business within the City. Whenever two or more trades (building, plumbing, mechanical, or electrical) are to perform work on a project, a general contractor must be retained for the project, unless this requirement is waived by the Building Official. A general contractor to whom a permit is issued shall be responsible for all work authorized for the project and shall post at the job site a list of all subcontractors doing work on the job with their names, their State subcontractor's license numbers and classifications and their City business license numbers.

Mechanical, electrical and plumbing subcontractors shall register with the Department when all permits have been taken out by the general contractor. Contractors and subcontractors must meet all applicable qualifications and requirements described in the technical codes.

NOTE: Additional licensing requirements concerning plumbing work are contained in Sections 22 to 31, inclusive, of this Supplemental Document. Additional licensing requirements concerning mechanical work are contained in Sections 32 to 35, inclusive, of this Supplemental Document.

SECTION 6: Section 301 is hereby amended by deleting Subsection 301.2, including its constituent subdivisions and substituting therefor a new Subsection 301.2, reading as follows:

301.2 Work Exempt from Permit. A building permit shall not be required for the following:

1. Construction work on property owned by the United States or on property owned by any other governmental entity, to the extent exempted by State law.
2. Amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides and similar devices, and any other accessory structure consisting of a cover or roof whose use is necessary for the operation of any such device or structure when the device or structure is used for less than 30 days. A storage building or detached structure that is not an integral part of an amusement device or structure does not qualify as an exempt accessory structure for purposes of this paragraph. The exemption contained in this paragraph likewise does not apply to any electrical, mechanical or plumbing work that is to be done in connection with amusement devices or structures that are to be used on a site.
3. Oil derricks.
4. Movable cases, counters and partitions that do not exceed 5 feet 9 inches in height and do not contain electrical branch circuits.
5. Privately owned water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.
6. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below, when built in conjunction with a building that is classified as a Group R, Division 3 one-family or two-family dwelling, or a U Occupancy.
7. Painting, papering and similar finish work, except for trim and decorative work exceeding 0.5 pounds per square foot or 0.35 pounds per lineal foot in weight.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Window awnings supported by an exterior wall of a Group R, Division 3 one-family or two-family dwelling, or a U Occupancy, when projecting not more than 54 inches.

10. Residential television or radio antennas whose height design does not exceed 10 feet above the height of the tallest structure on the property, and so located that the distance to the nearest property line is equal to or greater than the total height of the antenna mast.

11. Construction directly relating to the delivery of a utility service, built by a public utility company operating under the control of the Nevada Public Service Commission. This exemption applies only to buildings, structures, or service equipment that is directly used in utility generation or distribution and is installed on properly registered easements belonging to water, gas, power, telephone, or other utility companies operating under the control of the Nevada Public Service Commission, another State agency, or a public franchise. This exemption does not apply to office buildings, grading, occupied support buildings or general site development.

12. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved 120-volt receptacle, when that cord or cable is permitted by the Electrical Code.

13. The repair or replacement of fixed motors or fixed approved appliances of the same type and rating in the same location.

14. The installation, alteration or repair of electrical wiring, apparatus or equipment for the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public utility in the exercise of its function as a serving utility.

15. Any portable unit refrigerating system (cooling only) as defined in the Mechanical Code.

16. Any wall, including a retaining wall, that is not over 2 feet in height, measured from the low finished grade to the grade on the opposite side. This exemption does not apply to:

- a. Any wall that supports a surcharge;
- b. Any wall (including a patio wall) that retains flammable liquids; or
- c. Any wall of combined materials that exceeds 2 feet in height.

NOTE: Exemption from the permit requirements of this Code shall not be deemed to authorize any work to be done in violation of the provisions of the technical codes or any other City ordinances or regulations.

SECTION 7: Section 301 is hereby amended by adding thereto a new subsection, designated as Subsection 301.3, reading as follows:

301.3 Manufactured Housing, Travel Trailer and Recreational Vehicle Permits.

1. Manufactured Housing Installations (R-MH or R-MHP District). Manufactured

housing installations are under the jurisdiction of the Nevada Department of Business and Industry. The units shall bear a seal from a recognized approval agency.

2. Travel Trailers or Recreational Vehicles (R-MH or R-MHP District). Travel trailers or recreational vehicles are under the jurisdiction of the Nevada Department of Business and Industry.

3. Temporary Residential Use Pending Construction. Nothing in this Code or the technical codes shall be deemed to prohibit any owner of a lot or parcel of land from parking his own manufactured home or recreational vehicle thereon and living therein. Before placing or parking the manufactured home or recreational vehicle, the owner must:

a. Obtain a building permit for a permanent residence to be located on the same lot and for the owner's use;

b. Execute in the City's favor a surety bond or equivalent, in accordance with the provisions of Paragraph (4) below;

c. Obtain a permit for the temporary placement of the manufactured home or recreational vehicle; and

d. Provide the proper sanitary facilities in the manner required by the Clark County Health District.

The period of occupancy may not exceed one year after the permit for temporary placement is issued. Upon written request, the Building Official may grant a single extension of time of up to six months.

4. Surety for Removal. The surety bond required by this Subsection shall be in the amount of one thousand dollars (\$1,000.00), shall secure the removal of the manufactured home or recreational vehicle, and shall be conditioned upon the owner's maintaining in force a valid building permit during the entire time the manufactured home or recreational vehicle is in place. As an alternative to the surety bond, the owner may deposit the sum of one thousand dollars (\$1,000.00):

a. With the City Treasurer, to be refunded upon full compliance with this Subsection; or

b. With a financial institution, provided that the owner, the City and the financial institution have entered into a security agreement that is acceptable to the City Attorney. The arrangement described in this Subparagraph (b) is referred to below as cash-in-lieu-of-bond.

5. Temporary Placement for Contractor/Security Purposes. Nothing in this Code or the technical codes shall be deemed to prohibit the temporary placement of a manufactured home or travel trailer for the use of a contractor engaged in construction work on the same parcel of land. In addition, a manufactured home or travel trailer may be temporarily placed upon any commercially zoned lot or parcel of land to be used for security purposes when approved by the Building Official. Any placement of a temporary manufactured home or travel trailer for the

purpose of living there shall be subject to the requirements concerning installation, permitting, bonding, and time limits as set forth in Paragraphs (3) and (4) above. Any such manufactured home or travel trailer shall be properly installed and maintained in accordance with this Subsection.

6. Temporary Placement of Manufactured Building for Commercial Operation.

Nothing in this Code or the technical codes shall be deemed to prohibit a commercial operation from temporarily operating within a manufactured building when the use has been approved by the City Council. In the event of Council approval, the duration of the temporary use shall be in accordance with this Subsection or as determined by the City Council. The period of occupancy may not exceed one year from the date of approval. The Building Official may, upon written request, grant a single six-month extension, provided that a valid building permit is in force at the time the extension is requested and the City Council has approved the extension. Any such manufactured home or travel trailer shall be properly installed and maintained in accordance with this Subsection.

7. Enforcement. Enforcement of the provisions of this Subsection 301.3 shall be in accordance with this Paragraph (7). Each reference in this Paragraph (7) to the term “manufactured home” includes a travel trailer or recreational vehicle.

a. Whenever the Building Official or his designee finds that a manufactured home has remained on the permit holder’s property for a period in excess of the limits specified above, he may issue a written notice and order to comply to the principal and to any surety on the bond. Notice to the principal is sufficient if sent by certified mail, return receipt requested, to the address provided by the principal on the application for the permit. The notice and order shall state the estimated cost of removal, and provide that if the manufactured home is not removed within (30) days from the date of notice, the bond shall be forfeited.

b. Any permit holder or surety who believes that no violation described in Paragraph (7)(a) above has occurred may, within 15 days after the date of the notice and order, apply in writing to the Department for a hearing. The Department shall forthwith set a date for the hearing, with at least five days written notice to the requesting party. The hearing shall be conducted by the Building Official or his designee.

c. The compliance order shall be stayed from the date a timely hearing request is received by the Department until a decision is rendered by the Department, and by the City Council in the event of a timely appeal of the Department’s decision.

d. After the requested hearing, the Building Official may rescind, modify or affirm the order of compliance.

e. Within ten days after the date the Department’s decision is rendered, the permit holder or surety may, if dissatisfied, appeal to the City Council by filing a written notice of appeal with the Department.

f. Upon receipt of an application from the person required to remove the manufactured home and an agreement by that person to comply with the order if allowed additional time, the Building Official or his designee may, at his discretion, grant an extension of

time, not to exceed an additional one hundred and eighty (180) days, within which to remove the manufactured home. The Building Official or his designee's authority to extend time is limited to the removal of the manufactured home and shall not in any way affect the time to appeal the notice and order.

g. After receipt of a notice and order to comply, the surety must, within the time limits specified above, either cause the manufactured home to be removed or pay over to the Department the cost of removal after the manufactured home is removed by the Department. The Building Official or his designee may proceed by such mode as is deemed convenient to cause the manufactured home to be removed. The Building Official or his designee may, in accordance with City contracting procedures, hire a private contractor to remove the manufactured home.

h. If a cash bond has been posted, notice of default as provided shall be given to the principal, and if the compliance is not obtained within the time limits specified, the Building Official or his designee may proceed without further notice to use the cash deposit or any portion of the deposit to cause the manufactured home to be removed, by contract or otherwise. The balance, if any, of such cash deposit shall, upon the completion of the work, be returned to the depositor or to his successors or assignee after deducting the cost of the work.

i. If cash-in-lieu of bond has been deposited, the notice of default shall be given to the principal, and if the compliance is not obtained within the thirty (30) days specified, the Building Official or his designee may withdraw the deposited funds and use them to cause the manufactured home to be removed by contract or otherwise. The balance, if any, shall upon the completion of the work, be returned to the depositor or to his successors or assignee after deducting the cost of the work.

j. In any instance where the Building Official or his designee has caused a manufactured home to be removed, the manufactured home may be placed in storage at any location within Clark County, Nevada, and all costs of that storage shall be borne by the owner of the mobile home upon reclaiming the manufactured home. Upon the owner's failure to pay storage costs, the manufactured home may be sold in accordance with NRS Chapter 108.

k. Any costs in excess of the forfeited bond amounts shall be charged to the principal. Where the full amount due to the City is not paid by the principal within 60 days after the City has removed the manufactured home, the Building Official or his designee may request the City Attorney to commence appropriate legal proceedings to obtain payment.

8. Adoption of Guidelines. The Department may adopt procedural guidelines to be used in implementing this Subsection 301.3.

SECTION 8: Section 301 is hereby amended by adding thereto three new subsections, designated as Sections 301.4, 301.5 and 301.6, respectively, reading as follows:

301.4 Grading Permit-Acreage Limitations. In order to minimize the environmental impacts of large-scale grading, a grading permit shall authorize the grading of no more than 120 acres at a time. The Building Official may increase the acreage authorized for grading in the

case of:

1. Golf course development; or
2. Other large-scale development, if the applicant or permittee demonstrates to the satisfaction of the Building Official that enhanced dust control mitigation measures are in place to ensure that the increase in grading activity will not adversely impact neighboring properties.

301.5 Moving of Buildings.

1. In order to move any building or structure to or from a location within the City, a moving permit must be obtained in advance. The application for a permit must describe the proposed new location for the building or structure. After a permit is issued, but before the building or structure is moved, the applicant must contact a Supervisor of Building Inspections to schedule field inspections of the building that is to be moved and the site from which it is being moved. Field inspections may include, without limitation, the following items:

- a. Visible structural integrity of the structure.
- b. Required or proposed means of egress.
- c. Electrical wiring and grounding.
- d. Plumbing and gas line location, and compliance with applicable codes.
- e. Site safety, including the capping of lines, disconnection of electrical power, filling of holes, and removal of other potential hazards.

The moving of buildings shall be subject to the requirements (and the prior approval, if applicable) of the Traffic Engineering Division of the Department of Public Works, the Nevada Department of Transportation, and any other agency having jurisdiction.

2. With regard to any structure proposed to be moved to a location within the City, whether it is proposed to be moved from another location within the City or from a location outside the City, the application for a moving permit shall be accompanied by an application for a building permit, including the submittal of plans of the type and extent that would be required for the initial erection of that structure and comply with current codes. The Department is authorized to require letters from design professions verifying structural integrity and compliance with the Model Energy Code. The review and approval of those plans shall also include and be subject to review and verification by the Department of Planning and Development, and the Land Development Division that the proposed location of the building, whether permanent or temporary, is permissible and appropriate under applicable zoning and development regulations.

301.6 Demolition Permits. A separate permit is required for each building, address or

suite at which demolition is to occur. Any required sewer investigation permit must be obtained prior to the issuance of a demolition permit.

SECTION 9: Section 302 is hereby amended by deleting Subsection 302.3 and substituting therefor a new Subsection 302.3, reading as follows:

302.3 Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper whose sheets will be of a uniform size not to exceed 42 x 30 inches in size. The plans and specifications shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and to show in detail that the work will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

Except as otherwise provided below, a geotechnical report must be submitted with the plans and specifications that pertain to an application for building permit. The report must be prepared by a registered design professional. Recommendations included in the report and approved by the Building Official shall be incorporated in the construction documents. Minimum explorations shall conform to Section 1802.4.2 of the 2003 International Building Code (IBC), as adopted by the City. Information contained in the geotechnical report shall conform to Section 1802.6 of the 2003 IBC, as adopted by the City.

Exception. At the option of the Building Official, the following projects may be exempted from submitting a geotechnical report:

1. Habitable remodels or additions to a dwelling unit with a footprint less than 600 square feet.
2. Storage, garage, agricultural, and similar use buildings, such as gazebos and playhouses, associated with a dwelling unit with a footprint less than 600 square feet.
3. Single story commercial structures less than 600 square feet.
4. Fences.
5. Manufactured housing, trailers, modular buildings, and pre-engineered carports.
6. Signs less than 50 feet in height.

SECTION 10: Section 303 is hereby amended by deleting Subsection 303.4 and substituting therefor a new subsection 303.4, reading as follows:

303.4 Expiration. Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by the permit is not commenced within 180 days from the date of the permit, as documented by an inspection, or if the building or work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an inspection. Permits shall also expire when corrections which have been required by means of a notice to correct have not yet been completed within thirty (30) days after

the inspection. Before the work can be recommenced, a new permit therefor shall first be obtained, and the fee therefor shall be one half the amount required for a new permit for the work, provided that no changes have been made or will be made in the original plans and specifications for the work, and provided further that the suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee and shall be subject to all development/impact fees current at the time of the new permit. Any permittee holding an unexpired permit may apply for an extension of the time within which to commence work under that permit when the permittee is unable to commence work within the time required by this Section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may extend a permit more than once.

SECTION 11: Section 304 is hereby amended by deleting Subsections 304.1, 304.2, and 304.3, and substituting therefor new Subsections 304.1, 304.2, and 304.3, reading as follows:

304.1 General. Fees shall be assessed in accordance with the provisions of this Section and the fee tables adopted in connection with this Supplemental Document. Political subdivisions which by law are exempt from the payment of building permit fees are not exempt from:

1. The plan review fees described in this Section 304;
2. Sewer connection fees; or
3. Any other development-related fee, except to the extent provided by law.

Section 304.2 Permit Fees. The fee for each permit shall be as provided in set forth in Table Nos. 3-A through 3-C, as adopted in connection with this Supplemental Document and amended by the City Council from time to time.

The determination of value or valuation under this Code or any of the technical codes shall be made by the Building Official. The valuation to be used in establishing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and other permanent equipment. In order for the Building Official to determine the valuation for purposes of establishing the building permit and building plan review fees, the applicant must provide a total construction valuation for each project, including the builder's profit, if applicable. The valuation to be used by the Building Official shall be the greater of the declared valuation or the valuations as calculated from the Chart of Minimum Valuation Per Square Foot, which is attached to Table No. 3-A.

304.3 Plan Review Fees.

1. When the submission of plans or other data is required by Section 302, a plan review fee shall be paid at the time plans and specifications are submitted. The building plan review fee

for buildings or structures shall be as set forth in Table No. 3-A, calculated at 65 percent of the building permit fee. An additional fee shall be charged for zoning requirement review.

2. No separate plan review fee shall be charged for repetitive permits for electrical, mechanical or plumbing work when all permits (building, electrical, mechanical, and plumbing) are sought on one application. When separate permits by trade area are requested, plan review fees for electrical, mechanical and plumbing work for each permit shall be as set forth in the Notes to Table No. 3-A.

3. The plan review fee for grading work shall be as set forth in Table No. 3-B.

4. If two or more buildings (residential dwellings) are to be built from a single model building plan without substantial modifications, as determined by the Building Official, and the model building plan is submitted by any one building contractor while the Building Code under which the plans were approved by the Building Official are in effect, then:

a. The plan review fees for each model building plan shall be sixty-five percent (65%) of the aggregate building permit fees, plus \$50.00 for each additional exterior design elevation.

b. An additional issuance fee for each subsequent use of that model plan (tract house) shall be paid, in the amount of \$35.00.

5. Plan review for repetitive plans is valid for the period during which the Building Code under which plans were reviewed is in effect. Plans must be resubmitted within 6 months after the adoption of a more recent edition of the Building Code. Plan review fees shall be sixty-five percent (65%) of the building permit fee.

6. Plan review for non-repetitive plans is valid for 6 months after approval. Unless permits are issued within that period, plans must be re-reviewed under the then-current Building Code and new plan review fees paid.

7. The plan review fees described in this Subsection 304.3 are separate and in addition to the permit fees described in Subsection 304.2 of this Section.

8. Where plans are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table No. 3-C.

9. Where a permit has been issued, and subsequently the builder, owner or representative requests a change in the plan which would require the preparation of new permit documentation, an additional fee shall be charged in the amount of \$35.00 for each new permit required.

SECTION 12: Section 304 is hereby amended by adding to Subsection 304.6 thereof a new paragraph, reading as follows:

Except with respect to fees erroneously collected, administrative issuance fees and zoning requirement review fees will not be refunded.

SECTION 13: Section 304 is hereby amended by adding thereto three new subsections, designated respectively as Subsections 304.7, 304.8 and 304.9, reading as follows:

304.7 Moving Permit Fees. For moving a building or structure, the fee shall be as set forth in Table No. 3-C.

304.8 Demolition and Related Permit Fees. The fee for any demolition permit and related sewer investigation permit, as set forth in Table No. 3-C, shall be paid at the time of issuance of the permit and prior to any demolition work being done by the permittee. A separate fee must be paid for each permit required by or described in Subsection 301.6.

304.9 Other Fees. See Table No. 3-C.

SECTION 14: Section 305 is hereby amended by deleting Subsection 305.5 and substituting therefor a new Subsection 305.5, reading as follows:

305.5 Required Building Inspections. All work regulated by this Code and the technical codes must be inspected and approved before being covered or concealed, and finished work must be inspected and approved before occupancy. The sequence and types of required inspections will be indicated on the inspection report card. The absence of such indication shall not be deemed to waive any inspection requirement. The Building Official, upon notification, shall make inspections that may include, but are not limited to, the following, and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent of construction that fails to comply with this Code or the technical codes:

1. Foundation Inspection. To be made after excavations for footing are complete and required reinforcing steel is in place. For concrete foundations, required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except when concrete is ready-mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. When the foundation is to be constructed of approved treated wood, additional inspections may be required by the Building Official.

2. Concrete slab or under-floor inspection. To be made after in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.

3. Frame inspection. To be made after the floor, framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes, and ducts are approved.

4. Lath and/or wallboard inspection. To be made after lathing and wallboard, interior and exterior, is in place but before plaster is applied or before wallboard joists and fasteners are tapped and finished.

5. Final inspection. To be made after finish grading and the building is

completed and ready for occupancy.

SECTION 15: Section 306 is hereby amended by deleting Subsection 306.1, including the subparts thereof that follow, and substituting therefor a new Subsection 306.1, reading as follows:

306.1 General. In addition to the inspections that are referred to in Section 305 of this Code, special inspections shall be conducted for the types of work listed under Section 1704 of the 2003 International Building Code (IBC). Structural tests and special inspections shall comply with Chapter 17 of the IBC, including Subsections 1704.4, 1704.5, 1704.7, 1704.7.4, and 1704.15 thereof, as adopted by the City. The special inspector must be one who is approved by the Building Official and must be assigned to the construction project until all special inspection work is completed in accordance with this Subsection.

If one or more special inspectors are assigned and employed by the City, the owner or contractor shall reimburse the City for the costs of employing the special inspector(s). Reimbursement shall be made within 30 days after billing. If full reimbursement has not been made within 30 days after the final billing, the City may place a labor lien on the affected property in accordance with the provisions of the Nevada Revised Statutes.

SECTION 16: Section 307 is deleted in its entirety with no substitution.

SECTION 17: Section 308 is hereby amended by adding thereto two new subsections, designated as Subsections 308.3 and 308.4, respectively, reading as follows:

308.3 Construction Power. The Building Official may authorize temporary construction power, which is a privilege granted solely for convenience.

308.4 Revocation of Temporary Connection or Construction Power. Temporary connections of construction power may be revoked, upon written notice, for the use of temporary construction power for permanent occupancy, and may be revoked with or without notice for tampering with the electrical service panel in violation of the National Electrical Code and utility company requirements, or in the event work is suspended or abandoned as described in Subsection 303.4.

SECTION 18: Subsection 309.1 is hereby amended by deleting both the first paragraph thereof and the exception that follows and substituting for that paragraph and exception the following paragraph:

309.1 Use or Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has approved the building or structure for occupancy, either by means of a Certificate of Occupancy or by the approval of a final inspection.

SECTION 19: Subsection 309.3 is hereby amended by adding thereto a new paragraph, reading as follows:

For purposes of enforcing this Code, existing buildings for which a Certificate of Occupancy has never been issued shall be deemed to have been issued a Certificate. Nothing in this paragraph, however, shall be construed to mean or imply that any such building complies with the requirements and provisions of the technical codes.

SECTION 20: Section 309 is hereby amended by adding thereto a new subsection, designated as Subsection 309.7, reading as follows:

309.7 Utilities. Upon revocation of a Certificate of Occupancy, the Building Official may order the disconnection or discontinuance of utility services upon at least three (3) days written notice to the owner and occupant.

SECTION 21: Table Nos. 3-A to 3-H, inclusive, are hereby deleted in their entirety, and new Table Nos. 3-A, 3-B and 3-C, which are attached hereto and incorporated by this reference, are adopted in lieu thereof.

PROVISIONS RELATING TO THE PLUMBING CODE

SECTION 22: In connection with the administration and enforcement of the Uniform Plumbing Code, 2000 Edition, the provisions which are set forth as Sections 23 to 31, inclusive, of this Supplemental Document are hereby adopted.

SECTION 23: GENERAL PROHIBITIONS.

A. It is unlawful for any person to conduct, carry or engage in the business of plumbing or act in the capacity of a plumbing contractor without first having obtained a license from the State of Nevada Contractor's Board to carry on the trade of plumbing.

B. It is unlawful for any person to conduct, carry on or engage in the business of installing, altering or repairing sewers or private sewage disposal systems without first having obtained a license from the State of Nevada Contractors Board to carry on the trade of plumbing.

C. It is unlawful for any person to work or labor at the trade of plumbing unless that person has successfully passed an examination by an approved agency and has a valid current Plumber's Certificate of Qualification, as required by the Nevada Revised Statutes and the Rules and Regulations of the State of Nevada Contractors Board.

EXCEPTION: Apprentices and helpers.

D. Contractors that are described in Section 25(F) and their employees engaged in the construction of underground utility lines, as described in that Section, are exempt from the provisions of this Chapter that require a Certificate of Qualification, but such contractors must possess both a valid State Contractor's License and a City business license to carry on the business of contracting, as distinct from engaging in the business of plumbing.

SECTION 24: DEFINITIONS AND QUALIFICATIONS OF CONTRACTORS AND PLUMBERS.

A. A Plumbing Contractor is a person who holds a license from the State of Nevada Contractors Board and a business license from the City to carry on the trade of plumbing.

B. A Certified Plumber is a person who has successfully passed an examination given by an approved agency and has a valid current Plumber's Certificate of Qualification.

C. A Master Plumber is a person who was certified as such by a local entity before July 1, 1985.

D. A Qualified Individual or QI is a person who has passed an appropriate examination(s) of the State of Nevada Contractors Board subsequent to July 1, 1985, and otherwise meets the qualifications of, and has been accepted by, the State of Nevada Contractors Board as a Qualified Individual in one or more of the subcategories of plumbing contracting (or as appropriate to the work to be permitted) after July 1, 1985.

SECTION 25: PERMITS; WORKSITE REQUIREMENTS

A. Permits may be issued to plumbing contractors having a State of Nevada Contractor's license and City business license for any plumbing or drainage work regulated by the Uniform Plumbing Code.

B. Permits may be issued to any properly licensed person to install, alter or enlarge irrigate systems, providing that required backflow prevention devices are installed to existing water lines.

C. Permits may be issued to licensed fire sprinkling contractors or licensed plumbing contractors for the installation of automatic fire extinguishing systems, provided that all work conforms to the requirements of the most recent edition of the National Board of Fire Underwriters Standard #13.

D. Permits may be issued to any person to do plumbing or drainage work regulated by the Uniform Plumbing Code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings or quarters in connection with such buildings, provided that the person is the bona fide owner of the dwelling and accessory buildings or quarters, and the same are occupied or designated to be occupied by the owner.

E. A permit may be issued for the original installation of permanent and rental water softening equipment, provided the work done involves only minor changes in the existing water lines. Every application for a permit shall be accompanied by a sketch or drawing of the proposed installation. The person making the installation, at a minimum, must have successfully passed an examination given by an approved agency for a limited certificate of competency, permitting the holder to make minor changes in the present water system to install only permanent and rental water softening equipment. If the installation involves connecting to the drainage system, this work must be done by a certified plumber unless the building is provided with a drain connection suitable for the purpose of connecting a water softener. For purposes of

this paragraph, “minor changes” in the water system shall be construed to mean that no more than one cut into the existing water lines will be required.

F. A permit may be issued to any general engineering contractor, or to any sewer, sewage disposal, drain and pipelaying contractor, pipeline contractor or industrial piping contractor licensed by the State of Nevada, for work within that contractor’s respective specialty or specialties, for the construction and installation of sewer, water, or other underground utility lines on private or public property up to a point not less than five (5) feet from the building and, with respect to a manufactured home or recreational vehicle park, for installation of pipeline systems in accordance with approved plans.

G. A permit may be issued to any refrigeration or air conditioning contractor who holds both a valid State of Nevada Contractor’s License, Classification C-21 (a) or (b), and a valid business license issued by the City, to install gas piping which is directly related and necessary to the repair or replacement of a refrigeration, heating or air conditioning system, not exceeding 500,000 BTUH per permit (based on natural gas input). The permittee shall only use qualified workers who have met City requirements for installation of gas lines. The permittee shall not modify or alter any gas piping except for that gas piping allowed by this Subsection.

H. At least one Certified (Journeyman) Plumber must be on any job site while work is being performed.

SECTION 26: CERTIFICATION

A. Certification. A Master Plumber or Qualified Individual Certification shall be recognized and accepted by the Building Official upon receipt of a certification issued by a third-party independent agency recognized by the Building Official as demonstrating competency in the field of plumbing.

B. Renewal of Certificates. Master or Qualified Individuals are required to insure that their Master and Qualified Individual certifications are maintained in a current active status in accordance with the third party testing agency accepted by the State of Nevada Contractors Board and to renew as required.

C. Nonrecognition of Certificate. A Master or Qualified Individual who has been found not to meet the qualification standard of the State of Nevada Contractors Board for a Qualified Individual in any plumbing contractor’s license classification shall not be recognized as certified, until the individual meets the standards of certification by re-examination.

D. Reciprocal Sanctions. The record of disciplinary action taken by any governmental entity in Clark County against a holder of a Master or Qualified Individual Certificate shall be reviewed by the Administrative Authority, who shall determine if sanctions shall be imposed upon the individual.

SECTION 27: RESPONSIBILITY FOR CERTIFICATION; REVOCATION OF CERTIFICATE OR OF RECOGNITION THEREOF.

A. A plumbing contractor shall be responsible for ensuring that plumbers under the contractor's control have certificates.

B. Upon presentation to the Building Official of allegations that the holder of any certificate has violated any provisions of this Code or other City ordinance regulating plumbing installations and permits, or is incompetent or unfit to comply with such regulations, the Building Official may seek action by the City Council to suspend or revoke the certificate (or recognition thereof), or take other disciplinary measures. All recommendations must be filed through Building Official, who will proceed with all necessary paperwork for Council action. The certificate holder shall be given notice of the allegations against him and the opportunity to appear at the hearing to refute the charges. If, after the hearing, it is voted to recommend the suspension or revocation of the certificate or recognition, the holder shall be notified in writing by the Building Official that such a recommendation has been made and that, unless he can show good and sufficient cause to the City Council why revocation should not occur, the City Council may order the Building Official to revoke the certificate or recognition thereof. This notification shall be delivered to the holder of the certificate at least ten (10) days in advance of the action by the City Council. When a certificate or recognition has been revoked, no new certificate or recognition shall be granted to the same person to perform plumbing work within the City until that person has waited at least one (1) year and the Building Official determines that the applicant meets all of the requirements of this Code. The City Council may, at any time on its own motion and after notice and hearing and for good and proper cause, revoke or suspend any certificate (or recognition thereof), or take other disciplinary action against the holder.

SECTION 28: PLAN/CALCULATION PREPARATION

A. It shall be the responsibility of every contractor and the contractor's Master Plumber or Qualified Individual to inform the Building Official in writing of any change of employment status on his Master or Qualified Individual within ten (10) days thereafter.

B. When plans and calculations are not stamped with the seal of an architect or engineer who is responsible for the work, the plumbing contractor shall be responsible for design and conformance with this Code. The plumbing contractor shall provide on any plans a title block which includes the plumbing contractor's company and individual names and the State Contractor's License Number.

EXCEPTION: An owner-builder may prepare plans for the owner-builder's own home. An owner-builder shall provide a title block and sign the building plans.

C. A Master Certificate or Qualified Individual Certificate shall be valid for one business only. Simultaneous use of the certificate for more than one contractor shall be grounds for certificate revocation. Notwithstanding anything above to the contrary, an owner holding a Master Certificate may be the Master Plumber for his own business.

SECTION 29: OCCUPANCY FEES FOR SEWER CONNECTION (See Chapter 14.04 of the Las Vegas Municipal Code for Schedule of Fees.)

Occupancy fees for sewer connection shall be due at the time of issuance of building permit or occupancy change. An application for occupancy change shall include the deposit for any additional fees that required to be paid. Credit for existing sewer shall be applied to the new sewer fees based on previous type of occupancy and only when the new occupancy requires an additional fee. The Building Official may authorize the refunding of sewer connection fees which are erroneously paid or collected and in instances where construction is not performed. All applications for refunds must be filed in writing by the original permittee not later than 180 days after the date of payment. All refunds are subject to an administrative fee to cover the processing of permits and refund applications. The administrative fee shall be \$50.00, or twenty percent (20%) of the total connection fee, whichever is less.

SECTION 30: SEWER TRUNK EXTENSION AND OVERSIZING REFUNDING AGREEMENTS

A. Sewer trunk extensions and oversizing necessary to serve real property within the City which is incapable of being served by existing sewer trunks may be installed pursuant to refunding agreements, at the discretion of the Director of Public Works, in accordance with the following procedures:

1. An applicant for a “sewer extension” refunding agreement will file an application with the Department of Public Works, accompanied by an approved design of the proposed installation.
2. When a “sewer oversizing” refunding agreement is required, the Department of Public Works shall designate the sizing for the proposed trunk extension; the depth at which it shall be installed; the number, location and type of appurtenances to be included therein; and the location of the area from which the refund therefor will be derived. Two designs shall be prepared for the project, an oversizing design and a base design meeting the capacity needs of the development. Both designs shall have matching pipe crown elevations.
3. Upon receipt of approved design plans, the applicant shall submit to the Department of Public Works at least three (3) written bids (sealed) from licensed sewer contractors for the construction of the proposed sewer extension in accordance with the approved plans therefor; provided, however, that the Director of Public Works, at his discretion and upon good cause shown, may waive the requirement of those written bids.
4. Sewer refunding agreements are based on the lowest responsible bid. Oversizing costs are based on the lowest cost differential between the oversizing design bid and the base design bid. Reimbursable extension costs are based on the lowest bid minus the oversizing costs. Costs involving rock or hard material excavation shall not be included in the original refunding agreements. If the developer encounters rock or hard material excavation, the developer shall notify Off-site Inspection and Testing who will document the amount of hard material excavation encountered. The developer may request an amendment to the agreement based on the amount of hard material excavation encountered. As a prerequisite for City consideration for payment for rock or hard material excavation, notification will be provided to the City prior to commencement of work.

5. Any sewer trunk extension and appurtenant installation under a refunding agreement shall conform to Design and Construction Standards for Wastewater Collection Systems then in force in the City, and shall be subject to the acceptance by the City prior to the use thereof.

6. Upon the completion of construction of any such sewer trunk extension, “as built” plans of the installation shall be filed with the Department of Public Works.

B. Recovery of extension costs shall apply only to that portion of the extended sewer trunk in excess of two hundred (200) feet from its connection to the existing sewer trunk (the “trunk extension subject to refunding”) and terminating at the nearest point of the development. The amount recoverable thereunder shall be as specified in the agreement but not to exceed ninety-five (95%) of the amount, based on the lowest acceptable bid, actually expended by the applicant, after any appropriate adjustment in cost, in the construction of the trunk extension subject to refunding; provided, however, that the cost resulting from any oversizing of the extended sewer trunk at the request of the City shall be pursuant to separate agreement and shall be paid after the acceptance by the City of the extended sewer trunks, or as specified in the agreement.

C. Unless otherwise provided by agreement, refunds pursuant to each refunding agreement shall be made by the City on or before the anniversary date of the refunding agreement in each year, and shall be in the amount of \$125.00 for each sewer connection fee received during the preceding 12 months from properties adjacent to the limits of the extension agreement. The right to any refund thereunder shall expire on the tenth anniversary of the execution of the agreement. In no event shall the aggregate refund to be made under any the refunding agreement ever exceed ninety-five percent (95%) of the costs expended by the applicant in connection with the installation of the trunk extension subject to refunding.

D. Unless otherwise specified by agreement, refunds associated with sewer extensions and reimbursements associated with oversizing shall be made to the applicant.

SECTION 31: FEES. Fees related to plumbing permits and plumbing work shall be as set forth in Table Nos. 3-A and 3-C.

PROVISIONS RELATING TO THE MECHANICAL CODE

SECTION 32: In connection with the administration and enforcement of the Uniform Mechanical Code, 2000 Edition, the provisions which are set forth as Sections 33 to 35, inclusive, of this Supplemental Document are hereby adopted.

SECTION 33: LICENSING. Any person, firm or corporation engaged in the business of installing, repairing, servicing maintaining or improving heating and air conditioning equipment or ductwork in the City shall first secure a State of Nevada Contractor’s License and a City business license. Those licenses must be kept valid as long as the licensee is engaged in any business described in this Section.

SECTION 34: QUALIFIED PERSONS.

A. It is unlawful for any person to install, alter, reconstruct, repair or maintain any heating, ventilating, air conditioning or refrigeration equipment or evaporative cooler or cooling tower as described in this Code, unless the person is a qualified person or a regular salaried employee of a qualified person, in which latter case the qualified person shall be responsible for all work done by the employee.

B. The term “qualified person” shall be deemed to mean a person, firm or corporation holding both a valid contractor’s license issued by the State of Nevada and a valid City business license, or a person who qualifies under Subsection (C) of this Section.

C. Any permit required by this Code may be issued to any person doing any construction or work regulated by this Code in a single family dwelling used exclusively for living purposes, including usual accessory buildings and quarters in connection with the single family dwelling, provided that:

1. The person is a bona fide owner of the dwelling, accessory building and quarters;

2. The same are occupied by or intended to be occupied by the owner; and

3. For the installation of any equipment, the owner applies for and obtains a permit for the construction work; provided, however, that no permit will be required for the repair, service or maintenance of existing equipment.

SECTION 35: FEES.

Fees related to mechanical permits and mechanical work shall be as set forth in Table Nos. 3-A and 3-C.